

011.A

0001

0113.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

458,800 / 458,800

USE VALUE:

458,800 / 458,800

ASSESSED:

458,800 / 458,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

**OWNERSHIP**

Owner 1:	BRENTWOOD REALTY PARTNERS LL	Unit #:	113
Owner 2:			
Owner 3:			
Street 1:	60 PLEASANT ST #G12		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N  
Postal: 02476 Type:**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry  
Postal: 02476**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	458,800			458,800		148655
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

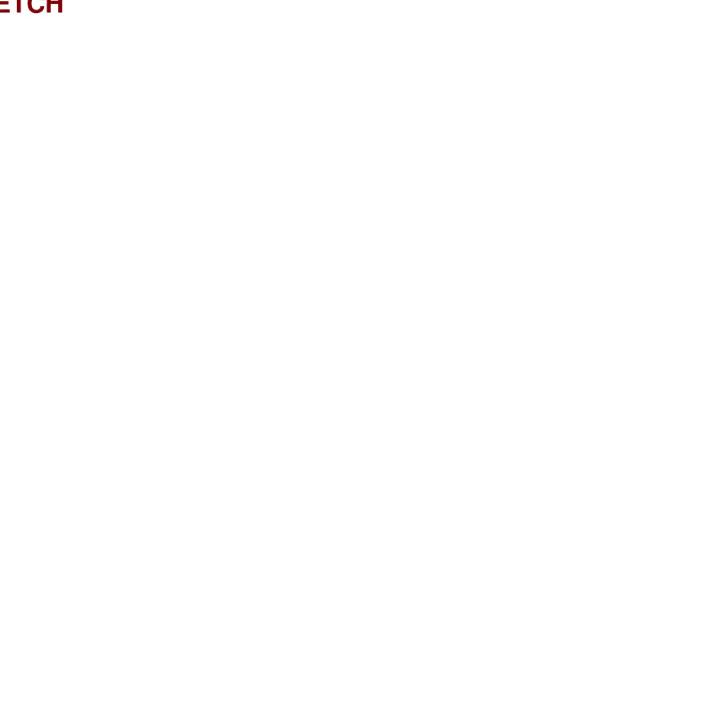
PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0113.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	458,800	0	.	.	458,800	Year end	12/23/2021			
2021	102	FV	452,200	0	.	.	452,200	Year End Roll	12/10/2020			
2020	102	FV	439,100	0	.	.	439,100	439,100 Year End Roll	12/18/2019			
2019	102	FV	369,900	0	.	.	369,900	369,900 Year End Roll	1/3/2019			
2018	102	FV	304,200	0	.	.	304,200	304,200 Year End Roll	12/20/2017			
2017	102	FV	282,300	0	.	.	282,300	282,300 Year End Roll	1/3/2017			
2016	102	FV	282,300	0	.	.	282,300	282,300 Year End	1/4/2016			
2015	102	FV	253,800	0	.	.	253,800	253,800 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots		12,465,000	No	No							
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots		99	No	No							
	18071-350		4/1/1987				No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 1.</p> <p><b>RESIDENTIAL GRID</b></p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower		
1st Res Grid	Desc: Line 1	# Units 1																																		
Level	FY LR DR D K FR RR BR FB HB L O																																			
Other																																				
Upper																																				
Lvl 2																																				
Lvl 1																																				
Lower																																				
Sty Ht: 5	- 5 Story			A Bath:	Rating:																															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																															
Foundation: 1	- Concrete			A 3QBth:	Rating:																															
Frame: 2	- Steel			1/2 Bath:	Rating:																															
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:																															
Sec Wall:				OthrFix:	Rating:																															
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>																																
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average																															
Color: BRICK				A Kits:	Rating:																															
View / Desir: V	- Very Good			Frl:	Rating:																															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																															
Grade: C	- Average			<b>CONDOS INFORMATION</b>																																
Year Blt: 1971	Eff Yr Blt:			Location: S	- Side																															
Alt LUC:	Alt %:			Total Units:																																
Jurisdct:	Fact: .			Floor: 1	- 1st Floor																															
Const Mod:				% Own: 0.903699994																																
Lump Sum Adj:				Name: 16	- 6031																															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																								
Avg Ht/FL: STD				Phys Cond: AV	- Average			28.	%			No Unit	RMS	BRS	FL																					
Prim Int Wal	2 - Plaster			Functional:								1	4	2	0																					
Sec Int Wall:				Economic:																																
Partition: T	- Typical			Special:																																
Prim Floors: 4	- Carpet			Override:																																
Sec Floors:				Total:	28.8 %																															
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																												
Subfloor:				Basic \$ / SQ: 325.00 Size Adj.: 1.16518855 Const Adj.: 1.31182897 Adj \$ / SQ: 496.772 Other Features: 32816 Grade Factor: 1.00 NBHD Inf: 1.34000003 NBHD Mod: LUC Factor: 1.00 Adj Total: 644411 Depreciation: 185590 Depreciated Total: 458821				Rate      Parcel ID      Typ      Date      Sale Price     WtAv\$/SQ:      AvRate:      Ind.Val  Juris. Factor:      Before Depr: 665.67 Special Features: 0      Val/Su Net: 508.65 Final Total: 458800      Val/Su SzAd 508.65																												
Bsmnt Gar:																																				
Electric: 3	- Typical																																			
Insulation: 2	- Typical																																			
Int vs Ext: S																																				
Heat Fuel: 3	- Electric																																			
Heat Type: 6	- Elec Base/B																																			
# Heat Sys: 1																																				
% Heated: 100	% AC: 100																																			
Solar HW: NO	Central Vac: NO																																			
% Com Wal	% Sprinkled																																			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 011.A-0001-0113.0																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																			
More: N	Total Yard Items:																																			
	Total Special Features:																																			
	Total:																																			



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	902	496.770	448,088						

Net Sketched Area: 902      Total: 448,088

Size Ad	Gross Area	902	FinArea	902

**IMAGE**

